



A stone built first floor apartment situated within a popular village location. Comprising; private entrance hall, living room, fitted kitchen leading to a balcony, TWO BEDROOMS and fitted shower room. Externally there is a PRIVATE REAR GARDEN.

MISREPRESENTATION ACT 1967.

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### PRIVATE ENTRANCE HALLWAY

With double glazed entrance door, stairs leading to first floor and ground floor storage room.

### FIRST FLOOR LANDING

With built in storage cupboard, double glazed window, sliding door leading to apartment hallway with cloaks cupboard, radiator.

### LIVING ROOM

14'5 x 10'10 (4.39m x 3.30m)

Double glazed window, fireplace, radiator, built in storage cupboard.



### FITTED KITCHEN

10'0 x 9'7 (3.05m x 2.92m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit, double glazed window, fitted fridge/freezer, fitted washing machine, fitted oven with four ring electric hob, radiator, cupboard with double glazed window and wall mounted central heating boiler and door leading to balcony.



### COVERED BALCONY

9'7 x 4'0 (2.92m x 1.22m)

With seating area, double glazed sliding patio doors and railing, offering views across the private garden to the rear.



### BEDROOM ONE

12'10 x 9'6 (3.91m x 2.90m)

Double glazed window, radiator.



### BEDROOM TWO

12'9 x 7'10 into robes (3.89m x 2.39m into robes)

Double glazed, radiator, built in wardrobes with hanging space.



### SHOWER ROOM

Corner shower cubicle with shower fittings over, vanity wash hand basin, low level WC, tiled walls, heated towel rail, frosted double glazed window.



### EXTERNALLY

To the front of the property there is a garden frontage with pebbled areas and a walkway leading to the rear of the building where a private rear garden can be found.

